

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Krueger Auto Mart	<b>FID #</b> (if appropriate):
<b>BRRTS #:</b>	03-71-001376	
<b>COMMERCE #</b> (if appropriate):	54901-3260-60	
<b>CLOSURE DATE:</b>	July 16, 2003	
<b>STREET ADDRESS:</b>	960 N. Koeller Street	
<b>CITY:</b>	Oshkosh	

<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b> 633655	<b>Y =</b> 396118
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<b>CONTAMINATED MEDIA:</b>	Groundwater		Soil		Both	<b>X</b>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes		No		<b>X</b>	

<b>IF YES, STREET ADDRESS:</b>	
<b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b> <b>Y =</b>

<b>OFF-SOURCE SOIL CONTAMINATION</b>	Yes	No	<b>X</b>
<b>&gt;Generic or Site-Specific RCL (SSRCL):</b>			

<b>IF YES, STREET ADDRESS 1:</b>	
<b>GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b> <b>Y =</b>

<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<b>X</b>	No	
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**DOCUMENTS NEEDED**

Closure Letter, and any conditional closure letter issued	<b>X</b>
Copy of most recent deed, including legal description, for all affected properties	<b>X</b>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	<b>X</b>
County Parcel ID number, if used for county, for all affected properties	<b>X</b>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	<b>X</b>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	<b>X</b>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<b>X</b>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	<b>X</b>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.	<b>X</b>
GW: Table of water level elevations, with sampling dates, and free product noted if present	<b>X</b>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	<b>X</b>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	<b>X</b>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)	<b>X</b>
RP certified statement that legal descriptions are complete and accurate	<b>X</b>
Copies of off-source notification letters (if applicable)	<b>NA</b>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	<b>X</b>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure	<b>X</b>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

July 17, 2003

Susan Keplinger  
City of Oshkosh  
PO Box 1130  
Oshkosh, WI 54902-1130

RE: Final Closure

Commerce # 54901-3260-60      WDNR BRRTS # 03-71-001376  
Krueger Auto Mart, 960 N Koeller St, Oshkosh

Dear Ms. Keplinger:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, with a large, stylized 'T' and 'V'.

Thomas Verstegen  
Department of Commerce  
PECFA - Site Review Section

cc: Andrew Mott - STS Consultants  
→ Case File



April 6, 2001

Ms. Sue Kleppinger  
City of Oshkosh  
PO Box 1130  
Oshkosh, WI 54902-1130

Subject: **Conditional Case Closure – Former Krueger Auto Site**  
960 N. Koeller Street, Oshkosh  
COMMERCE #54901-3260-60 DNR #03-71-001376

Dear Ms. Kleppinger:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the February 7, 2001 closure request prepared by your consultant, STS. It is understood that there is residual soil and groundwater contamination present on site. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health. Natural attenuation is the approved remedy for the residual contamination, therefore no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

1. A notification must be placed on the property deed addressing residual soil and groundwater impacts. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to filing. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information.
2. All monitoring well abandonment forms.

**IMPORTANT:** Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

It is important to realize that if the land use conditions change in the future and any contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Conditional Closure  
Former Krueger Auto Site 54901-3260-60  
960 N. Koeller Street, Oshkosh

Thank you for your efforts to protect the environmental resources in your area. If you have any questions, please contact me at (920)424-0025.

Sincerely,



Thomas Verstegen  
Department of Commerce  
PECFA-Site Review Section

~~cc:~~

PECFA File – pf\pecfa\549\54901\326060\close-conditional.doc  
Mr. Paul Killian - STS

This Deed, made between George C. Hildebrant,  
by K. John Robinson, his attorney-in-fact  
and City of Oshkosh, a Municipal Corporation, Grantor,

....., Grantee,  
 Witnesseth, That the said Grantor, for a valuable consideration.....  
 None.....  
 conveys to Grantee the following described real estate in ..... Winnebago.....  
 County, State of Wisconsin:

Register's Office  
Winnebago County, Wis.  
Received for record  
this 17th Day of

A.D. 19 94 at  
0:10 o'clock AM

George D. Dade  
REGISTER OF DEEDS

RETURN TO  
Atty. Jeff Hesson  
P.O. Box 705  
Neenah, WI 54957-0705  
916-1157 &  
Tax Parcel No: formerly part  
of 916-1158 & 916-1160

The South 330.25 feet, front and rear, of the West 659.5 feet of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 18 North, Range 16 East, in the 16th Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom those parcels conveyed to Winnebago County for Highway purposes by Deed recorded in Winnebago County Registry in Volume 653 on page 91; in Award of Damages recorded in Volume 886 on page 16, and in Deed recorded in Volume 1194, page 115 and re-recorded in Volume 1208, page 642 and further less and excepting that parcel conveyed by Deed and recorded in Volume 1241, on page 636.

**FEE**

**ENERGY  
CODE**

W. 7

# 2 N  
EXEMPT

This is not homestead property.  
 H# (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And, Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except for easements, restrictions or covenants of record, if any,

and will warrant and defend the same.

Dated this 13<sup>th</sup> day of May, 1994.

(SEAL)

..(SEAL)

• K. JOHN ROBINSON, Attorney-in-fact  
for the George C. and Mary E.  
Hildebrant Bankruptcy..... (SEAL)  
 • Estate, Case No. 90-05508-MDM

## AUTHENTICATION

Signature(s) K. John Robinson

authenticated this 13<sup>th</sup> day of May, 1994

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Jeffrey L. Hesson

P.O. Box 705, Neenah, WI 54957

(Signatures may be authenticated or acknowledged. Both are not necessary.)

## ACKNOWLEDGMENT

STATE OF WISCONSIN

WINNEBAGO.....County.

Personally came before me this .....day of  
May....., 19<sup>94</sup> the above named  
K. John Robinson

to me known to be the person ..... who executed the foregoing instrument and acknowledge the same.

Notary Public ..... County, Wis.  
My Commission is permanent. (If not, state expiration  
date: ....., 19.....)

**NO. 2229A**

SHEET 1 OF 3

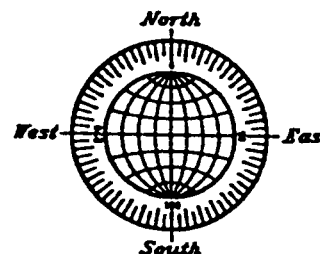
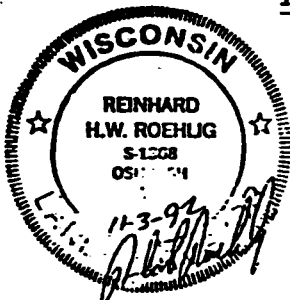
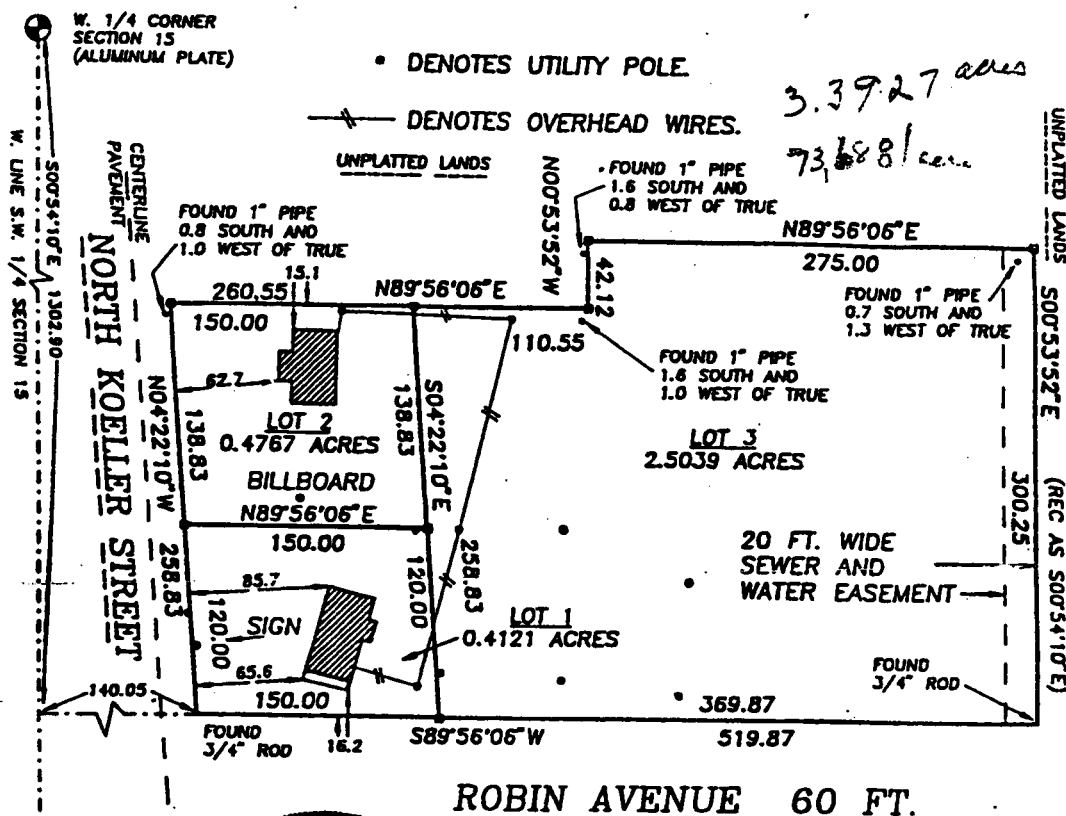
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 15, T18N, R16E, 16TH  
WARD, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE S.W. 1/4  
OF SECTION 15, WHICH HAS AN ASSUMED BEARING OF SOUTH 00°54'10" EAST.

<sup>a</sup> DENOTES 3/4" DIAMETER IRON ROD, 24" LONG, WEIGHING NOT LESS THAN 1.50 LBS PER LINEAL FOOT SET.

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.



**NOVEMBER 3, 1992**

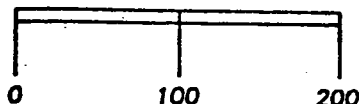
960-1040 N Koeller St.

**ROEHLIG**

**LAND SURVEYING  
&  
CONSULTING LTD.**

417 North Sawyer Street • Oshkosh WI • 54901  
(414) 233-2884

SCALE: 1" = 100'

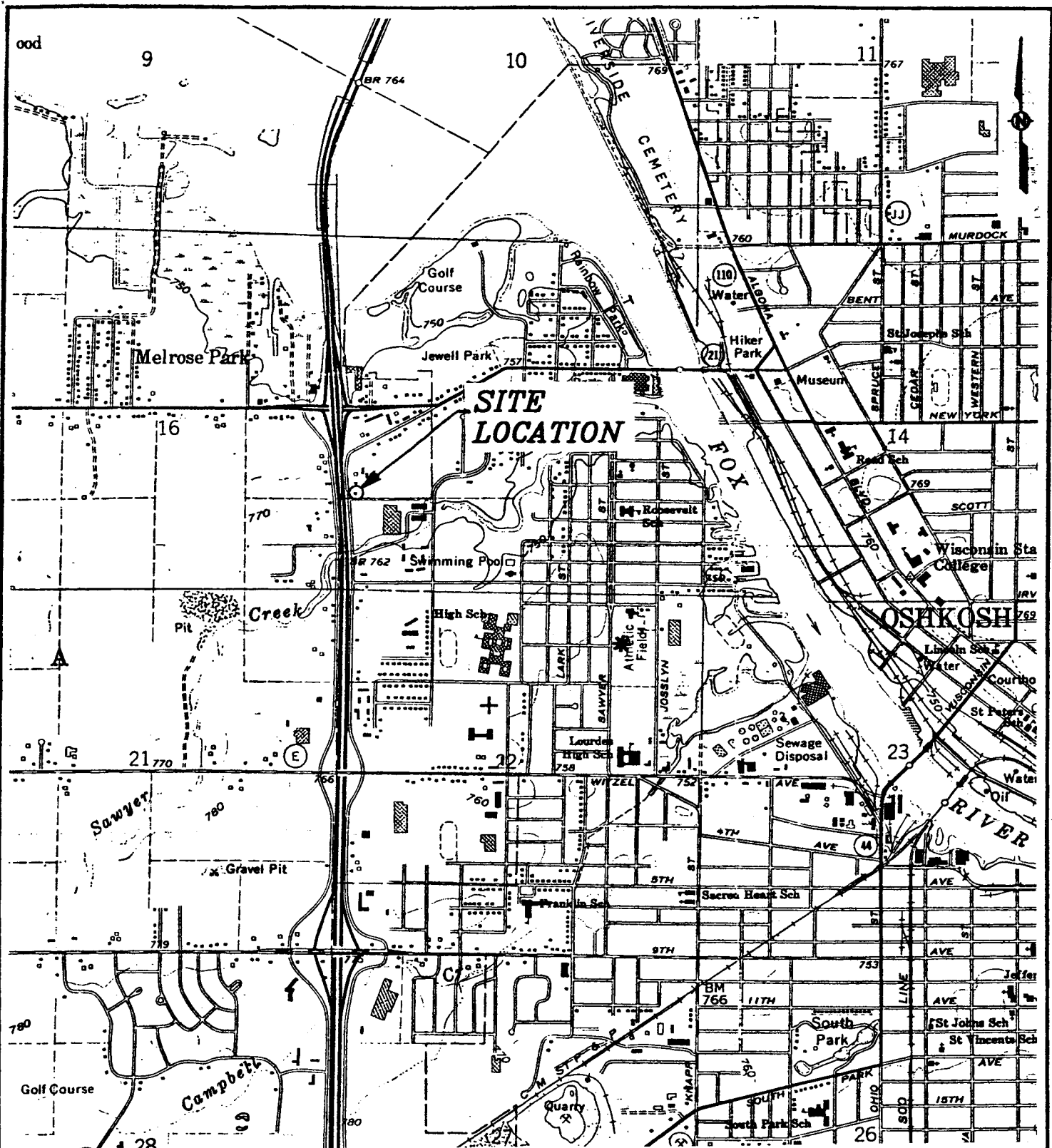


**NO. 2229A**

558 North Main Street  
Oshkosh, Wisconsin 54902  
920-235-0270 Phone  
920-235-0321 Fax

Information for the former Krueger Auto Mart located at 960 North Koeller Street, Oshkosh, Wisconsin  
GIS registry:

- **Parcel Identifications Number** – 91611570000
- **WTM Projection Coordinates** – 633655, 396118



MAP SOURCE: MODIFIED FROM OSHKOSH, WIS. U.S.G.S. QUADRANGLE  
DATED 1975.



STS Consultants Ltd.  
Consulting Engineers

SITE LOCATION DIAGRAM  
FORMER KRUEGER AUTO SITE  
960 KOELLER STREET  
OSHKOSH, WISCONSIN

DRAWN BY	PDP	4-5-99
CHECKED BY	PLE	4-5-99
APPROVED BY	MAB	4-7-99
CADFILE G453W001.dwg	SCALE	1"=2000'
STS PROJECT NO. 24753W	FIGURE NO.	1





Table 2  
Former Krueger Auto  
Analytical Results - Groundwater  
STS Project Number 24753W

Sample Number Date	Units	NR 140		MW-1			MW-2			MW-3			MW-4		
		ES	PAL	4/29/1999	8/26/1999	11/30/1999	4/29/1999	8/26/1999	11/30/1999	4/29/1999	8/26/1999	11/30/1999	4/29/1999	8/26/1999	11/30/1999
VOC															
Benzene	ug/kL	<u>5.0</u>	0.5	<u>24.9</u>	2.5	<u>15</u>	<0.19	<0.50	<0.19	<0.19	<0.5	<0.19	<0.19	<0.5	<0.19
Ethylbenzene	ug/kL	<u>700</u>	140	<0.19	<0.6	<0.97	<0.19	<0.6	<0.19	<0.19	<0.6	<0.19	<0.19	<0.6	<0.19
Naphthalene	ug/kL	<u>40</u>	8.0	0.11	NA	<0.41	<0.08	NA	<0.082	<0.08	NA	<0.082	0.09	NA	<0.082
Toluene	ug/kL	<u>343</u>	68.6	13.1	57	67	0.46	1.1	<0.11	1.23	<0.6	0.28	1.62	<0.6	<0.11
Total Xylene	ug/kL	<u>620</u>	124	<0.57	<2.2	<2.0	<0.57	<2.2	<0.39	<0.57	<2.2	<0.39	<0.57	<2.2	<0.39
1,2-Dichloroethane	ug/kL	<u>5.0</u>	0.5	<u>2.31</u>	NA	<1.8	<0.35	NA	<0.35	<0.35	NA	<0.35	<0.35	NA	<0.35
Total Trimethylbenzene*	ug/kL	<u>480</u>	96	<0.81	<2.6	<4.0	<0.81	<2.6	<0.81	<0.81	<2.6	<0.81	<0.81	<2.6	<0.81

Sample Number Date	Units	NR 140		MW-6			TMW-7	
		ES	PAL	4/29/1999	8/26/1999	11/30/1999	8/26/1999	11/30/1999
VOC								
Benzene	ug/kL	<u>5.0</u>	0.5	<u>65.2</u>	4.0	0.5	<0.50	<0.19
Ethylbenzene	ug/kL	<u>700</u>	140	<0.19	2.9	<0.19	<0.6	<0.19
Naphthalene	ug/kL	<u>40</u>	8.0	<4.1	NA	0.21	NA	<0.082
Toluene	ug/kL	<u>343</u>	68.6	<u>241</u>	0.85	0.24	<0.60	<0.11
Total Xylene	ug/kL	<u>620</u>	124	<u>482.4</u>	<2.2	<0.39	<2.2	<0.39
1,2-Dichloroethane	ug/kL	<u>5.0</u>	0.5	<17.5	NA	<0.35	NA	<0.35
Total Trimethylbenzene*	ug/kL	<u>480</u>	96	69.8	15.3	2.9	<2.6	<81

**Notes:**

Only compounds detected above the Method Detection Limits are summarized

5.0 Concentration detected above NR140 (December 1998) Enforcement Standard

0.5 Concentration detected above NR140 (December 1998) Preventive Action Limits

\* Total 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene

Table 1  
Former Krueger Auto  
Analytical Results - Soil  
STS Project Number 24753W

Sample Number Depth (Feet) Date	Units	MW-1 3' - 5' 4/13/1999	MW-2 7' - 9' 4/13/1999	MW-3 6' - 7' 4/13/1999	MW-4 5' - 7' 4/14/1999	SB-5 7' - 9' 4/14/1999	SB-5 16.5' - 17' 4/14/1999	MW-6 3' - 5' 4/14/1999	MW-6 9' - 11' 4/14/1999	Proposed Comm 46 Table
<b>PVOC</b>										
Benzene	ug/kg	<9.0	<9.0	<9.0	<9.0	<9.0	<9.0	35	<9.0	1100
Ethylbenzene	ug/kg	<4.5	<4.5	<4.5	<4.5	<4.5	<4.5	191	<4.5	400,000
Methyl tert Butyl Ether	ug/kg	<22	<22	<22	<22	<22	<22	<22	<22	---
Total Trimethylbenzenes	ug/kg	<19.9	71	85	<19.9	<19.9	<19.9	3830	113	---
Toluene	ug/kg	<4.2	<4.2	<4.2	<4.2	<4.2	<4.2	192	<4.2	670,000
Total Xylene	ug/kg	<28	<28	<28	<28	<28	<28	507	<28	470,000
Total Organic Carbon	mg/kg	2450	NA	NA	1950	NA	NA	NA	NA	---
GRO	mg/kg	<0.65	<0.65	<0.65	<0.65	<0.65	<0.65	79	<0.65	250

Notes:

NA - Not Analyzed

Proposed Comm 46 Table 1 direct contact Soil Contaminant Concentrations (Top 4 ft.) (May 6, 1999)



**Table 3**  
**Summary of Groundwater Elevations**  
**Former Krueger Auto**  
**Oshkosh, Wisconsin**

Monitoring Well	Date Sampled	TPVC Elev. * (feet)	Water Level TPVC (feet)	Water Elevation* (feet)
MW-1	5/19/99	97.23	11.54	85.69
	7/2/99		11.20	86.03
	8/26/99		11.40	85.83
	11/30/99		13.85	83.38
MW-2	5/19/99	96.92	11.12	85.80
	7/2/99		10.91	86.01
	8/26/99		11.25	85.67
	11/30/99		13.20	83.72
MW-3	5/19/99	100.39	14.56	85.83
	7/2/99		14.40	85.99
	8/26/99		14.75	85.64
	11/30/99		16.96	83.43
MW-4	5/19/99	101.97	16.19	85.78
	7/2/99		16.04	85.93
	8/26/99		16.38	85.59
	11/30/99		18.60	83.37
MW-6	5/19/99	103.28	5.40	97.88
	7/2/99		5.70	97.58
	8/26/99		7.55	95.73
	11/30/99		8.19	95.09
TMW-7	8/26/99	101.39	15.55	85.84
	11/30/99	-	18.00	83.39

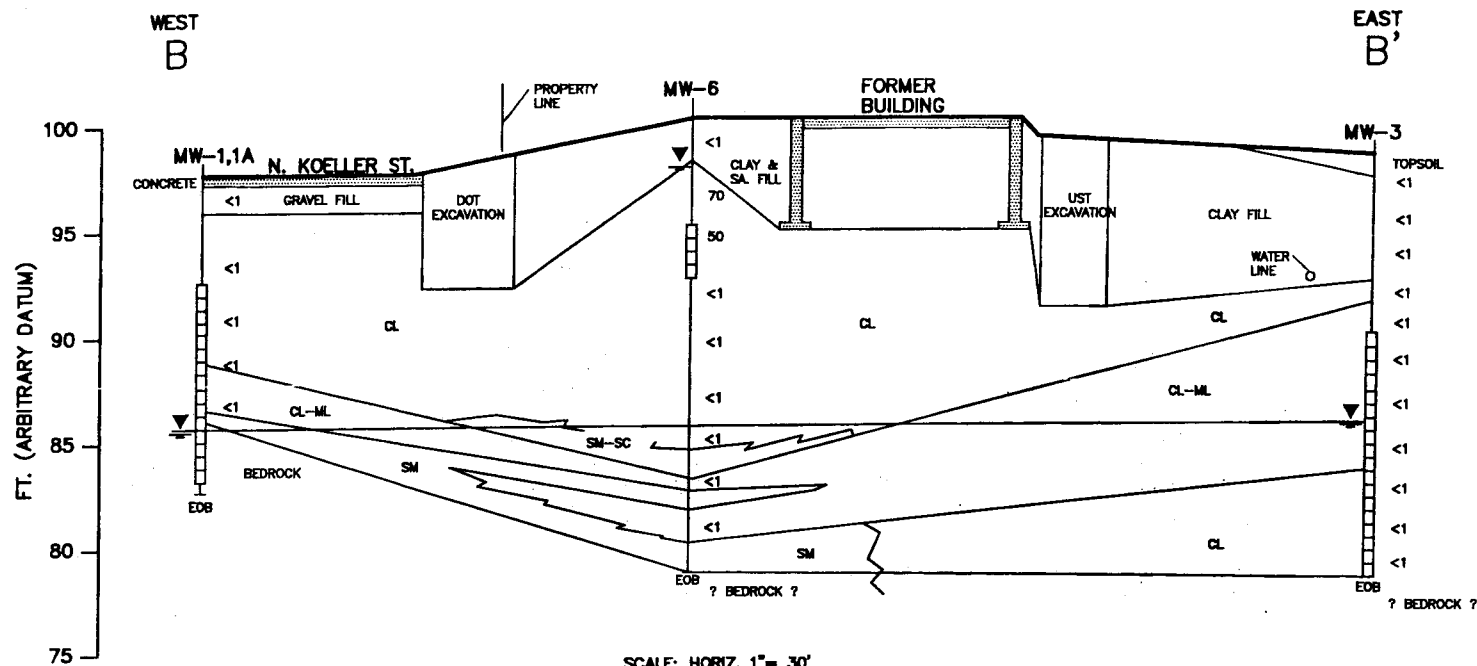
\* Elevation referenced to arbitrary elevation of +100.00'  
TPVC = top of PVC casing





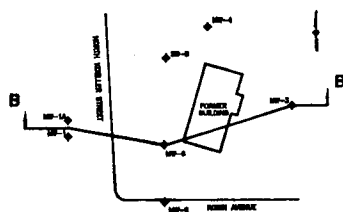






SCALE: HORIZ. 1" = 30'  
VERT. 1" = 7'

# CROSS SECTION INDEX



# LEGEND

SOIL BORING/MONITORING  
WELL LOCATION

MW-2

STRATIGRAPHIC CONTACT BETWEEN  
SOIL TYPES (DASHED WHERE  
APPROXIMATE)

WELL SCREEN  
WATER LEVEL  
ON 5-19-99

END OF BORING

<1 FID READING

FILL  
SM-SILT SAND  
SM-SC-SILT SAND TO CLAYEY SAND  
ML-SILT  
CL-ML-SILT CLAY TO CLAYEY SILT  
CL-SILT CLAY  
BEDROCK

CROSS SECTION B-B'  
FORMER KRUEGER AUTO SITE  
960 KOELLER STREET  
OSHKOSH, WI



DOT PROJECT NUMBER  
282210a1

DOT PROJECT FILE

SCALE

INCHES TO FEET

DATE

7/10/03

DATE

7/10/03

DATE

7/10/03

DATE

7/10/03

DATE

7/10/03

DATE

7/10/03



City of Oshkosh  
Dept. of Community Development  
215 Church Ave., PO Box 1130  
Oshkosh, WI 54902-1130  
(920) 236-5055  
(920) 236-5053 FAX  
<http://www.ci.oshkosh.wi.us>

JACKSON R. KINNEY  
Director

July 14, 2003

To Whom It May Concern:

To the best of my knowledge, the attached legal description (deed and plat map) for the former Krueger Auto Mart property located at 960 North Koeller Street, Oshkosh, Wisconsin is accurate.

Sincerely,

JACKSON R. KINNEY  
Director of Community Development



STS CONSULTANTS

STS Consultants, Ltd.  
558 North Main Street  
Oshkosh, Wisconsin 54901-4925

voice 920-235-0270  
fax 920-235-0321  
web www.stsconsultants.com

July 15, 2003

Mr. David Patek, Director of Public Works  
City of Oshkosh  
215 Church Avenue  
Oshkosh, Wisconsin 54903

Re: Notification of the Potential for Residual Petroleum Impacts to Remain on City of Oshkosh  
Right-of-Way Adjoining 960 North Koeller Street Oshkosh, Wisconsin -- **WDNR BRRTS ID No. 03-71-001376** -- **WDCOM ID No. 54901-3260-60A** -- STS Project No. 4-28251XF

Dear Mr. Patek:

STS Consultants, Ltd. (STS) has prepared this notification for the leaking underground storage tank site located at 960 North Koeller, Oshkosh, Wisconsin. This notification is being submitted in accordance with requirements of Wisconsin Department of Natural Resources (WDNR), Wisconsin Administrative Code NR 726.05.

With this letter, City of Oshkosh, the responsible party of the property located at 960 North Koeller, is notifying the City of Oshkosh that there is a potential for petroleum-impacted soil and groundwater to exist on the City right-of-way adjacent to the 960 North Koeller. Groundwater contamination exists primarily in the vicinity of monitoring well MW-1, MW-1A, and soil contamination remains in the base of a soil excavation performed in association with the Wisconsin Department of Transportation (WDOT) road way improvements. The monitoring well locations and WDOT soil excavation are depicted on Figure 1. Enclosed is a Summary of Laboratory Analysis which includes the contaminate type and concentrations for the groundwater samples collected from MW-1 and MW-1A.

If you have any questions or comments, please contact Mr. Andrew Mott (STS) Oshkosh at (920) 235-0270. A copy of this letter will be provided to the WDNR.

Sincerely,

STS CONSULTANTS, LTD.

  
Andrew G. Mott  
Project Hydrogeologist

Enclosure:

- Figure 1 – Soil Boring and Monitoring Well  
Location Diagram
- Figure 2 – RMT Inc., Soil Excavation Diagram
- Table No. 1 Groundwater Sampling Results